



## 5 Beavis Drive, Haverhill, CB9 7JA

Offers Over £280,000

- Modern three-storey townhouse
- Principal bedroom with air conditioning
- Low-maintenance rear garden
- Sought-after Boyton Place development
- Sitting room with air conditioning
- Composite decked seating area
- Three well-proportioned bedrooms
- Contemporary kitchen/diner
- Two allocated parking spaces

# 5 Beavis Drive, Haverhill CB9 7JA

MODERN THREE-STOREY TOWNHOUSE – BOYTON PLACE

Set on the popular Boyton Place development, this stylish three-bedroom townhouse offers flexible living arranged over three floors. The ground floor includes a bright sitting room with AIR CONDITIONING and a contemporary KITCHEN/DINER, ideal for modern living.

Upstairs are two good-sized bedrooms and a modern family bathroom, while the top floor is dedicated to an impressive principal bedroom with Velux windows and its own AIR CONDITIONING.

Outside, the property enjoys a low-maintenance garden with COMPOSITE DECKING, rear access to parking and TWO ALLOCATED SPACES — a smart, practical home in a great location.



Council Tax Band: C



## Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

### Ground Floor

#### Entrance Hall

A welcoming entrance with radiator and front door, setting the tone for the rest of the home.

#### Sitting Room – 4.46m (14'8") max x 3.62m (11'10")

Bright front-facing room with window to the front, Karndean flooring, radiator and air conditioning unit, providing a comfortable space to relax all year round.

#### Inner Hall

Useful connecting hallway with stairs rising to the first floor.

#### WC

Modern two-piece suite comprising pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, radiator and Karndean flooring.

#### Kitchen/Dining Room – 3.62m (11'10") x 2.31m (7'7") max

Fitted with a matching range of base and eye-level units with round-edged worktops, 1½ bowl stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric fan-assisted oven and four-ring ceramic hob with extractor hood. Window to rear, radiator and Karndean flooring. French doors open directly onto the garden, and the kitchen also benefits from a water softener.

### First Floor

#### Landing

Central landing with built-in cupboard and stairs continuing to the second floor.

#### Bedroom 2 – 3.62m (11'10") x 3.40m (11'2") into recess

Well-proportioned double bedroom featuring a front-facing window, radiator, and stylish Karndean flooring, plus an air conditioning unit for year-round comfort.

#### Bedroom 3 – 3.62m (11'10") x 2.00m (6'7") into recess

Versatile bedroom overlooking the rear garden, ideal as a guest room, nursery or home office, with window to rear and radiator.

#### Bathroom

Stylish three-piece suite comprising panelled bath with independent electric shower over, mixer tap and glass screen, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, heated towel rail, radiator, Karndean flooring and window to the side.

### Second Floor

#### Landing

Small landing area giving access to the top-floor bedroom.

#### Bedroom 1 – 8.44m (27'8") x 3.43m (11'3")

Impressive principal bedroom with Velux window to the rear and two Velux windows to the front, allowing plenty of natural light. Two radiators and an air conditioning unit ensure comfort throughout the seasons.

#### Outside

The rear garden is fully enclosed by timber fencing and designed for low-maintenance enjoyment. Immediately outside the property is a smart composite decked seating area, ideal for outdoor dining and entertaining, with French doors opening directly from the kitchen/dining room.

Beyond the decking is a lawned section with a paved path leading to the bottom of the garden, where a useful shed is positioned for storage. A gate at the rear provides direct access out to the residents' parking area.

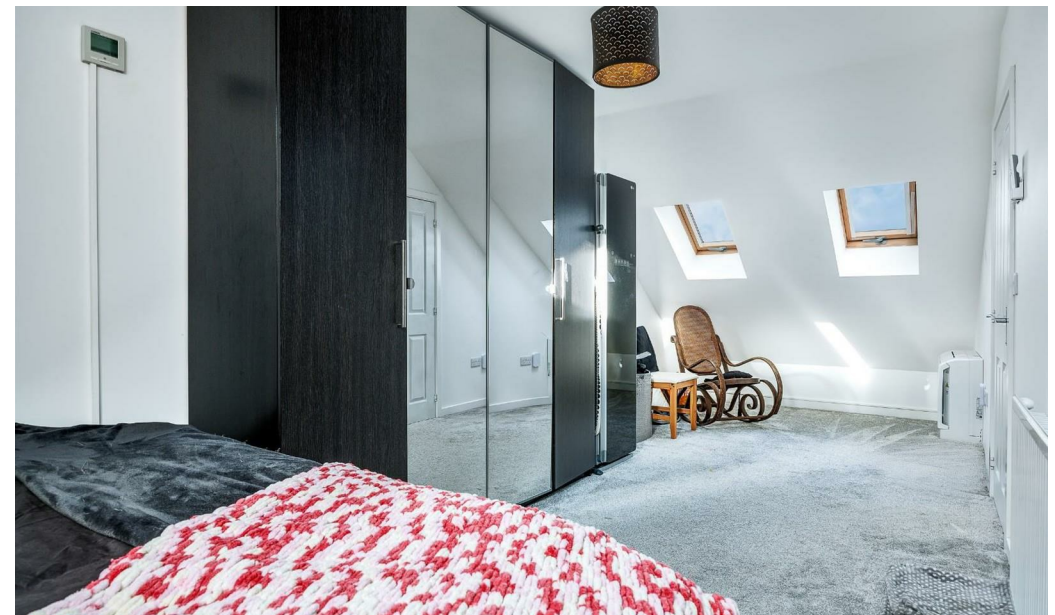
To the rear of the property is a residents' parking area where the property benefits from two allocated parking spaces, offering convenient parking close to the house.

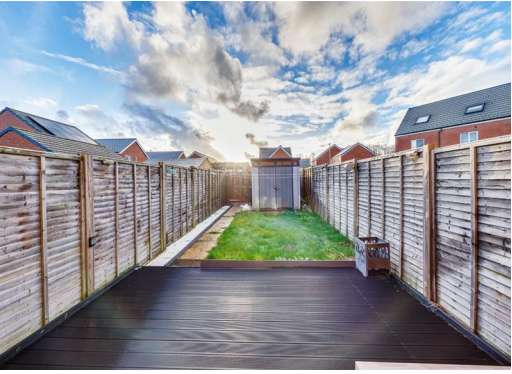
#### Viewings

By appointment with the agents.

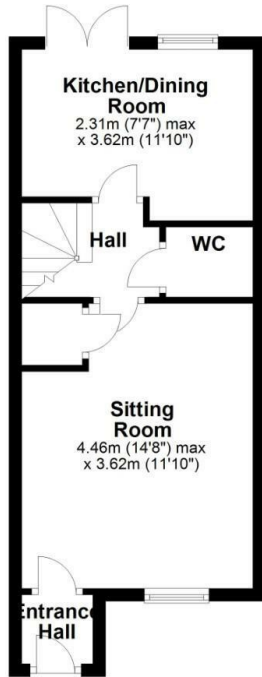
#### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

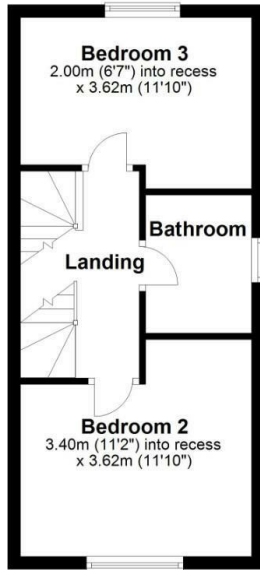




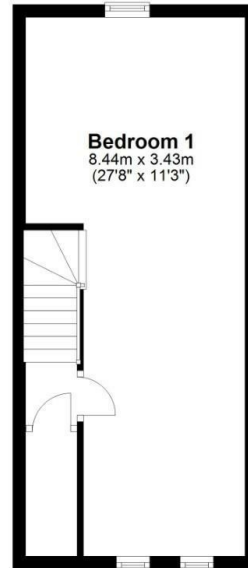
**Ground Floor**  
Approx. 31.8 sq. metres (342.6 sq. feet)



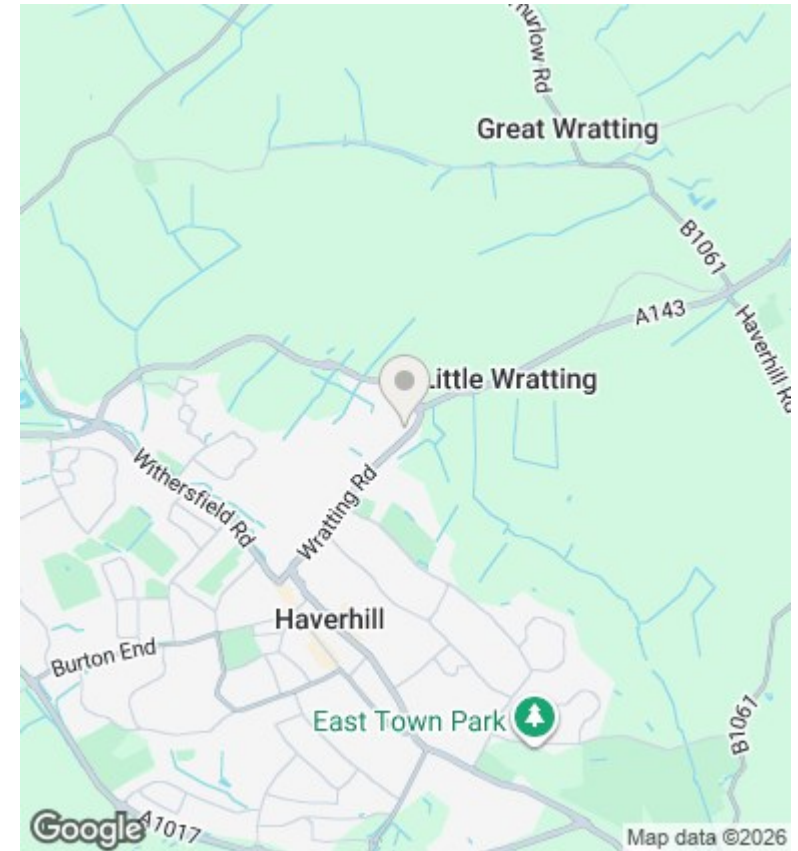
**First Floor**  
Approx. 30.5 sq. metres (328.5 sq. feet)



**Second Floor**  
Approx. 19.3 sq. metres (208.3 sq. feet)



Total area: approx. 81.7 sq. metres (879.3 sq. feet)



## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	